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# 2014 Planning Commission Hearing Schedule

## About the Deadlines

- Applications can be submitted at any time.
- The City must deem an application complete on or before the **COMPLETE APPLICATION DEADLINE** in order for the application to be eligible for the **FIRST POTENTIAL HEARING DATE**.<sup>2</sup>
- Since applications are rarely complete upon first submission, the City recommends application submission 2 weeks in advance of the **COMPLETE APPLICATION DEADLINE** to allow time for you to make the application complete.<sup>3</sup>
- New information submitted after the **NEW INFORMATION DEADLINE** could cause your hearing date be continued.

## About the Scheduling Process

- Complete applications are scheduled for hearing in the order in which they are deemed complete.
- There is no guarantee of any particular hearing date.<sup>4</sup> However, City staff can provide you with up-to-date hearing date availability and scheduling information upon request.
- There are things over which neither you nor the City has control that may prevent your application from being heard on a specific date.  
(For example, the hearing schedule may already be full or a previous hearing may need to be continued to the next available hearing date.)
- The City reserves the right to schedule City business items on the Planning Commission agenda as needed and to cancel any scheduled Planning Commission meeting.
- Some applications require a hearing before the Planning Commission and City Council. Check with staff for City Council hearing schedule information.
- Hearing schedule is subject to change.<sup>5</sup>

2014 Planning Commission Hearing Schedule		
Complete Application Deadline <sup>1</sup>	New Information Deadline	First Potential Hearing Date
Nov 26, 2013	Dec 16, 2013	Jan 14
Dec 13, 2013	Dec 30, 2013	Jan 28
Dec 27	Jan 13	Feb 11
Jan 10	Jan 27	Feb 25
Jan 24	Feb 10	Mar 11
Feb 07	Feb 24	Mar 25
Feb 21	Mar 10	Apr 08
Mar 07	Mar 24	Apr 22
Mar 28	Apr 14	May 13
Apr 11	Apr 28	May 27
Apr 25	May 12	Jun 10
May 09	May 23	Jun 24
May 23	Jun 09	Jul 08
Jun 06	Jun 23	Jul 22
Jun 27	Jul 14	Aug 12
Jul 11	Jul 28	Aug 26
Jul 25	Aug 11	Sep 09
Aug 08	Aug 25	Sep 23
Aug 29	Sep 15	Oct 14
Sep 12	Sep 29	Oct 28
Sep 26	Oct 13	Nov 11
Oct 10	Oct 27	Nov 25
Oct 24	Nov 10	Dec 09
No Meeting December 23, 2014		
Nov 26	Dec 15	Jan 13, 2015
Dec 12	Dec 29	Jan 27, 2015

<sup>1</sup> City staff needs a minimum of 46 days to prepare an application for hearing.

<sup>2</sup> Items needed for application completeness vary by application type and project complexity. If a preapplication conference is required for an application and/or for a related traffic impact study, the City will not accept the application until the required conferences are held.

<sup>3</sup> Under Oregon law, the City has 30 days to review an application for completeness. The City's goal is to review an application for completeness within 10 working days of submission.

<sup>4</sup> As required by Oregon law, the City will issue a decision within 120 days of the deemed complete date, unless you grant a waiver.

<sup>5</sup> For most current info, see Planning Commission page: <http://www.milwaukieoregon.gov/planning/planning-commission-2>